



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: December 14, 2006
AGENDA DATE: December 21, 2006
PROJECT ADDRESS: Proposed Zoning Ordinance Amendment Regarding RV Use

TO: Planning Commission
FROM: Planning Division, Bettie Weiss, City Planner, 564-5470
 City Attorney's Office, Stephen P. Wiley, City Attorney
 Michelle Montez, Assistant City Attorney

I. PROJECT DESCRIPTION

The project consists of amendments of a City's Municipal Code Section 28.87.180 to allow the overnight parking and habitation recreational vehicle on private property in the M-1 zone, and north of Highway 101 and in the C-M zone, (east of Santa Barbara Street) subject to limited circumstances. These circumstances include, but are not limited to: allowing a minimum distance of 50 feet from a property being used for residence purposes and the provision of adequate and sanitary bathroom facilities (Exhibit A, Draft Ordinance and Exhibit B, Map).

II. RECOMMENDATION

Planning Staff recommends that the Planning Commission hold a public hearing, discuss the proposed changes, and forward their recommendations to the City Council.

III. BACKGROUND

In the Fall of 2002, the City Council initiated a limited City program to allow the night-time use of RVs on parking lots owned by local churches and nonprofit organizations. Since that time, both the County of Santa Barbara and the City have also acted to allow night-time RV use at a small number of public parking lots. A critical aspect of the apparent success of these programs has been the permitting and supervision of the RV owners by a nonprofit entity designated for such supervision. In addition, the close involvement of a nonprofit entity has also provided some ability to use the RV parking lot permit process as a basis for transitioning some RV owners into permanent safe and legal housing alternatives. The positive aspects of the RV parking program has brought the involved parties, including City staff, to suggest that a City discussion of possible expansions to the program as transitional housing may be warranted and appropriate.

On October 5, 2006, staff appeared before the Council Ordinance Committee for their consideration of possible revisions to the Santa Barbara Municipal Code relating to the overnight and long-term parking of RVs. A copy of staff's report to the Ordinance Committee is attached hereto as Exhibit 3. Upon the conclusion of the Ordinance Committee hearing, the Committee directed staff to return to the Committee with a draft ordinance incorporating the Municipal Code revisions which the Committee indicated were appropriate. On November 14, 2006, staff appeared before the Ordinance Committee with a draft ordinance and the committee referenced this aspect of the ordinance to the Planning Commission for its review and comments. A copy of staff's report to the Ordinance Committee is also attached hereto as Exhibit C.

IV. DISCUSSION

A. OVERNIGHT PARKING OF RV'S IN CERTAIN ZONES

Staff has prepared the draft amendment to SBMC section 28.87.180 (attached) which provides for an exemption in order to allow occupied RVs to be sited in the M-1 Zone (north of the US 101), and C-M Zone, east of Santa Barbara Street provided that the RVs are not parked within 50 feet of a residence. The proposed parameters of such a program would be similar to those of the existing church and nonprofit RV overnight parking program in that RV occupants may act as night-time (sunset to sunrise only) security personnel in exchange for permission from the owner to use the property for overnight RV parking. No compensation would be paid of the RV occupant, and the RV owner is not required to pay rent to the property owner. Ideally, New Beginnings (or a similar non-profit entity) will assist in the permitting and management of this program as it does currently with the existing church and nonprofit parking program. Such supervision would possibly allow this to become another method of transitioning a segment of the homeless population into appropriate counseling as well as into permanent and safe housing. Information about New Beginnings and the Safe Parking Program is attached hereto as Exhibit D.

B. ENVIRONMENTAL REVIEW

Staff has determined that the proposed amendments are exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations. Minor Zoning Ordinance amendments that do not significantly change planned uses in an area have been determined by the City to be consistent with this class of exemptions.

V. CONCLUSION AND NEXT STEPS

Staff recommends that the Planning Commission hold the public hearing, discuss the proposed changes and forward their recommendations to the City Council.

Following the public hearing today, Staff will forward the Planning Commission recommendations to City Council for possible introduction and adoption.

Exhibits:

- A. Draft Ordinance
- B. Map
- C. Council Agenda Reports, dated October 3, 2006 and November 14, 2006
- D. Information from New Beginnings

**AN ORDINANCE OF THE COUNCIL OF THE
CITY OF SANTA BARBARA AMENDING
SANTA BARBARA MUNICIPAL CODE
CHAPTER 28.87 TO ALLOW THE USE OF
RECREATIONAL VEHICLES UNDER CERTAIN
LIMITED CIRCUMSTANCES IN THE M1 AND
LIMITED AREAS OF THE CM.**

SECTION ONE.

SECTION TWO. Subsection (B) of Section 28.87.180 of Chapter 28.87 of the Santa Barbara Municipal Code is amended to read as follows:

28.87.180 Recreational Vehicles, Mobilehomes and Modular Units.

A. **RESIDENTIAL USE.** No recreational vehicle shall be used or occupied for living or sleeping purposes unless it is located in a recreational vehicle park and complies with all provisions of any ordinance of the City of Santa Barbara regulating such park.

B. **TEMPORARY OVERNIGHT USE.** Notwithstanding subsection (A) above or any other provision of this Code, the overnight use of a paved parking area by the registered owner of a recreational vehicle (as defined in Section 18010 of the state Health & Safety Code) under the following expressly limited circumstances:

1. **Church and Nonprofit Parking Lots.** A church or other public benefit nonprofit corporation (which utilizes its real property for a permitted church or nonprofit institutional use) may allow the overnight use of an adjacent paved vehicular parking portion of their real property by the registered owner of a recreational vehicle as a transitional housing alternative under the following limited circumstances:
 - a. Such overnight use does not conflict with express conditions imposed by the City on a use permit for the church or non-profit institutional use.
 - b. No more than five (5) recreational vehicles are on the church or institutional real property for overnight accommodation use at any one time.
 - c. During the overnight use, each recreational vehicle is sited at a location not less than fifty (50) feet from any real property being

- used for residential purposes.
- d. Such recreational vehicles are properly and currently licensed for operation on the highway in accordance with the California Vehicle Code.
 - e. The church or non-profit organization has sole and exclusive control of the parking being used for this purpose.
 - f. The church or non-profit organization makes adequate and sanitary bathroom facilities (as approved by the Santa Barbara County Health Officer) available to the occupants of the recreational vehicles.
 - g. No rent is received by the church or non-profit organization for this overnight accommodation use, as the term "rent" is defined in SBMC Section 26.08.030(N).
 - h. Such overnight parking occurs under the management and oversight of a City designated non-profit entity. This designated non-profit entity shall be responsible for ensuring compliance with this section.

2. **Parking of Recreational Vehicles in Certain Zones.** An owner of real property in the M-1 zone, north of the U.S. Highway 101, and the C-M zone, east of Santa Barbara Street to the City limits, may allow the overnight use of an adjacent paved vehicular parking portion of their real property by the registered owner of a recreational vehicle as a transitional housing alternative under the following limited circumstances:

- a. Such overnight use does not conflict with express conditions imposed by the City on a use permit for the use of the real property.
- b. No more than one (1) recreational vehicle is on the real property for overnight accommodation use at any one time.
- c. During the overnight use, each recreational vehicle is sited at a location not less than fifty (50) feet from any real property being used for residential purposes.
- d. Such recreational vehicles are properly and

currently licensed for operation on the highway in accordance with the California Vehicle Code.

- e. The owner of real property makes adequate and sanitary bathroom facilities (as approved by the Santa Barbara County Health Officer) available to the occupants of the recreational vehicles.
- f. No rent is received by the owner of real property for this overnight accommodation use, as the term "rent" is defined in SBMC Section 26.08.030(N).
- g. Such overnight parking occurs under the management and oversight of a City designated non-profit entity. This designated non-profit entity shall be responsible for ensuring compliance with this section.

3. City Parking Lots. The recreational vehicle being used is located within a City public parking lot as such lots (including the locations thereon) as may be designated by a resolution of the City Council under use conditions and permit restrictions which shall be expressly established in the City Council resolution. Such Council resolution shall also establish criteria for and a process to certify the continuing need for the occupants of a recreational vehicles to use the recreational vehicle as a transitional housing alternative pending an eventual transition to an acceptable and safe housing alternative.

C. COMMERCIAL USE. No recreational vehicle, mobilehome, or modular unit shall be used for office, retail or any other commercial purpose except in the following situations:

- 1. A recreational vehicle or mobilehome may be used as a sales office for a new or used recreational vehicle or mobilehome sales business if such recreational vehicle or mobilehome is on the same lot or parcel of land where the business is located and if, on such same lot or parcel of land, new or used recreational vehicles or mobilehomes, other than that used for a sales office, are normally kept for display to the

public;

2. A recreational vehicle or mobilehome may be used as a sales office for a new or used auto sales business conducted on the same lot or parcel of land in areas other than a City designated landmark district;
3. A recreational vehicle or mobilehome may be used as a construction building or office at the site of a construction project for the duration of such project;
4. A mobilehome in a residential zone may be used for the conduct of a home occupation upon the same conditions and regulations as apply to single family residences in the zone;
5. A modular unit or mobilehome in a residential zone may be used for temporary office purposes in connection with the use of real property as a dedicated public park provided that the owner of the property or the operator of the park has received the required City approvals to construct a permanent park office building and all of the following conditions exist:
 - a. All required building permits are obtained.
 - b. Each modular unit or mobilehome is located outside the construction zone.
 - c. No required parking spaces are eliminated by the placement of the modular units or mobilehome.
 - d. No retail sales are made from the modular units.
6. One or more modular units may be used during the term of a construction project by employees of an existing business which has been displaced due to the project, provided all of the following conditions exist:
 - a. All required building permits are obtained.
 - b. Each modular unit is located outside the construction zone.
 - c. No required parking spaces are eliminated by the placement of the modular units.
 - d. No retail sales are made from the modular

units.

7. A mobilehome or modular unit may be used as an office for the initial sale, rental or leasing of lots and dwellings in a project on the site provided all of the following conditions exist:
 - a. All required building permits are obtained.
 - b. All necessary street improvements and off-street parking spaces are provided to the satisfaction of the Public Works Director and Community Development Director.
 - c. The sales office is closed after a period of two years, unless the time period is extended by the Community Development Director.
8. A modular unit or mobilehome in a residential zone may be used for interim fire protection purposes in connection with the use of City Fire Station No. 7 (Sheffield/Stanwood Station) provided that such use complies with the requirements of Santa Barbara Municipal Code Section 28.15.040.

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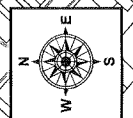


EXHIBIT B



CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE October 3, 2006

TO: City Council Ordinance Committee

FROM: City Attorney's Office

SUBJECT: Possible Changes To City Regulations Relating To The Parking And
Use Of RVs Within The City

RECOMMENDATION:

That the Ordinance Committee consider possible revisions to the Santa Barbara Municipal Code and City regulations relating to the overnight and long-term parking of RVs, and direct staff to initiate the appropriate follow up actions.

DISCUSSION:

In the Fall of 2002, the City initiated a limited program to allow the night-time use of RVs on parking lots owned by local churches and nonprofit organizations. Since that time, both the County of Santa Barbara and the City have also acted to allow night-time RV use at a small number of public parking lots. A critical aspect of the apparent success of these programs has been the permitting and supervision of the RV owners by a nonprofit entity designated for such supervision. In addition, the close involvement of a nonprofit entity has also provided some ability to use the RV parking lot permit process as a basis for transitioning some RV owners into a permanent legal housing alternatives. The positive aspects of the RV parking program has brought the involved parties, including City staff, to suggest that a City discussion of possible expansions to the program may be warranted and appropriate.

In addition, the City Attorney's office has been in mediation with the attorneys representing the plaintiffs in the litigation entitled *Homes on Wheels v. City of Santa Barbara*. This lawsuit was filed to challenge the legality of amendments to the Municipal Code (SBMC Title 10 "the City Parking Ordinance") which were also adopted in the fall of 2002 to limit the on-street parking of RVs, particularly during the night-time hours. For the most part, the context of this mediation has been set by the preliminary injunction issued by Santa Barbara Superior Court Judge de Bellefeuille when she determined that the City program of "city limits" signage was legally inadequate under the state Vehicle Code. As a result of Judge de Bellefeuille's ruling, the City Attorney's office has concluded that, in order to enforce the 2002 amendments to the SBMC in the

REVIEWED BY: _____ Finance _____ Attorney

EXHIBIT C

Agenda Item No. 1

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future, the City will probably be required to install signage regarding the RV parking restrictions on every block face of every city street. Consequently, the City's mediation efforts have focused on alternatives to that of continuing the city-wide applicability of the Code changes for RVs as enacted in 2002.

Among other things, staff is suggesting that the Council Ordinance Committee initiate consideration of possible amendments to the existing City RV restrictions. These amendments could revise the Municipal Code so that City RV night-time parking restrictions would only apply to a limited area of the City. For example, the ordinance could be limited to a defined waterfront area south of the freeway, or alternatively, south of the railroad tracks, and between Castillo Street and the east boundary of the City at the Bird Refuge and Coast Village Road. Staff is, however, suggesting that the hours during which the restriction apply be expanded beyond the current 2 a.m. to 6 a.m. time frame. Under such limited circumstances, legally defensible "perimeter" signage for RV restrictions should be possible. In addition, the longstanding Municipal Code prohibition on the use of an RV for habitation purposes in the Zoning Ordinance (SBMC § 28.87.180 copy attached) which applies on a City-wide basis will remain in effect and will continue to be strictly enforced by City police.

Staff is also suggesting that the Committee consider a program similar to the existing SBMC provisions for church or non-profit parking lots in order to allow occupied RVs to be sited in the M-1 Zone (north of the US 101), and C-M Zone, east of Santa Barbara Street provided that the RVs are not parked within 50 feet of a residence. The proposed parameters of such a program would possibly be that RV occupants may act as night-time (sunset to sunrise only) security personnel in exchange for permission from the owner to use the property for overnight RV parking. Such a program would probably need to require that no compensation be paid of the RV occupant, nor could the RV owner be required to pay rent to the property owner. It has been suggested that New Beginnings or a successor non-profit entity would assist in the management of this program as it does currently with the existing church and nonprofit parking program. Such supervision would possibly allow this to become another method of transitioning a segment of the homeless population into permanent safe housing.

Staff is also suggesting that tentative discussion be given by the Ordinance Committee to possibly add some City parking lots, at locations yet to be determined, to the list of public parking lots presently allowing the overnight parking of RVs belonging to persons entered into a RV parking program as set forth in Resolution No. 05-072.

The following are sites that have been identified by Staff for this possible use in the past:

- Carrillo Commuter Lot (increase the number of RVs allowed)
- Cota Commuter Lot


- City Hall
- 630 Garden Street/Gebhard Meeting Room
- 1235 Chapala (Between Louise Lowry Davis Center and Teen Center or along the corridor that connects to Anapamu Street)
- Garden/Cabrillo Visitor Center ("Pony Ride") Lot
- Overflow Lot at foot of Santa Barbara/Mason
- Railroad Depot Parking Lot

The City departmental staff that manage these various lots have been and are being consulted to identify the pros/cons of each location for this program and the operational conditions that would need to apply to each specific lot if it is to be made available for this use. If this aspect of the plan is conceptually acceptable to the Ordinance Committee, Staff will discuss the specifically identified parking lots with the appropriate departmental staff and appropriate city boards and commissions.

For example, Staff recommends that the Downtown Parking Committee be consulted regarding the Cota Commuter Lot and the Railroad Depot. The Planning Commission can be consulted regarding the changes to the City's Zoning Ordinance which might allow the night-time use of RVs within the M1 and certain areas of the CM Zone. The Parks and Recreation Commission should be consulted if the 1235 Chapala Lot is to be considered.

ATTACHMENTS: 1. Resolution 05-072
2. Council Agenda Report Dated 10/29/02
3. Copy of SBMC Section 28.87.180

PREPARED BY: Michelle Montez, Assistant City Attorney

SUBMITTED BY: Stephen P. Wiley, City Attorney 

APPROVED BY: City Administrator's Office 

RESOLUTION NO. 05-072

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA WITH RESPECT TO ESTABLISHING A
PROCESS FOR THE TRANSITIONAL USE OF
RECREATIONAL VEHICLES AS TEMPORARY
OVERNIGHT ACCOMMODATIONS IN CERTAIN ZONES
OF THE CITY AND IN THE CITY'S CARRILLO/CASTILLO
COMMUTER PARKING LOT

WHEREAS, concurrently with the adoption of this Resolution, the City Council has adopted an ordinance of the City amending Title 28 of the Santa Barbara Municipal Code (the "Zoning Ordinance") to allow the use of recreational vehicles as overnight accommodations in certain non-residential zones of the City and on church and nonprofit parking lots and, under some circumstances, in parking lots owned and operated by the City in accordance with a process to be established by the City Council;

WHEREAS, in amending the Zoning Ordinance, the City Council has also authorized the use of some City public parking lots as temporary locations for the use of recreational vehicles as overnight accommodations and such amendment ordinance provides that the City Council will designate which City parking lots are appropriate for such overnight use; and

WHEREAS, the City Council wishes to establish a program for the use of the designated City parking lot location such that the program assures that the use is safe and appropriate for the participants, minimizes any potential impacts on the adjacent neighbor and real properties and which assures that the use is transitional and designed to assist recreational vehicle dwellers in eventually obtaining safe and decent housing alternatives within the Santa Barbara community.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. THIRD PARTY PROGRAM ADMINISTRATOR; PROGRAM ELIGIBILITY FACTORS. The City Council hereby authorizes the City Administrator to enter into an annual agreement for the purposes of retaining a nonprofit social service organization to administer the Recreational Vehicle Accommodation Program established herein and in Santa Barbara Municipal Code Section 28.87.180. Such agreement shall provide a well-defined and express process for the certification of those Recreational Vehicle owners which the City may deem eligible to utilize the City designated public parking lots sites as well as, if necessary, for the certification of eligibility for private recreational vehicle sites made available by churches, and nonprofit organizations within the zones designated by SBMC Section 28.87.180.

The eligibility criteria established in the standard agreement shall include, but not be limited to, the following factors:

A. Certification that the intended Recreational Vehicle site appears to meeting the site locational and the health and safety requirements established in SBMC Section 28.87.180.

B. Certification on an initial and on-going basis (such as every 90 days) that the Recreational Vehicle owners (and all occupants of an Recreational Vehicle) meet certain maximum income criteria requirements and that each has agreed to cooperate and work with Santa Barbara County area social service providers in a good faith effort to seek and to obtain permanent and decent housing, as may be appropriate within their means, as an alternative to the temporary Recreational Vehicle accommodation being made available by this Program.

C. Certification that the Recreational Vehicle owner will abide by all rules and regulations established by the City Housing & Redevelopment Division for the day to day use of the designated City Recreational Vehicle locations, particularly with respect to compliance with the law and with respect to minimizing any adverse impact on the neighboring property owners and on the safe and healthy use of the site upon which the Recreational Vehicle is located.

The agreement shall also provide a process for the issuance of dated permits to be displayed on the windshield of a Recreational Vehicle in order to establish the right of the owner of the Recreational Vehicle to participate in this Program and to have their vehicle parked overnight at a particular permitted and designated location.

SECTION 2. DESIGNATED CITY PARKING LOT LOCATION. The City Council hereby designates the following City surface parking lots for temporary transitional use for overnight Recreational Vehicle accommodations which use shall be pursuant to a standard license agreement acceptable to the City Administrator and approved as to legal form by the City Attorney as provided in paragraph 3 hereof.

A. Carrillo/Castillo Streets Commuter Parking Lot - 400 West Carrillo Street

SECTION 3. LICENSE AGREEMENT FOR THE USE OF CITY PARKING LOTS. The exact sites within such City parking lot locations and the express rules and regulations and conditions for the use of such lots by Recreational Vehicle owners and occupants may be established by the City's Downtown Parking Division in accordance with and incorporated into a standard license agreement offered to each Recreational Vehicle owner. Such a license may be revoked, in the sole and absolute discretion of the City, upon any violation of its terms or at the termination of this Program as may be determined appropriate by the City Council.

RESOLUTION NO. 05-072

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on August 2, 2005, by the following roll call vote:

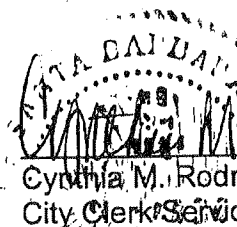
AYES: Councilmembers Brian B. Barnwell, Iya G. Falcone, Roger L. Horton, Helene Schneider, Dan B. Secord, Das Williams; Mayor Marty Blum

NOES: None


ABSENT: None

ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on August 3, 2005.


Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on August 3, 2005.


Marty Blum
Mayor

CITY OF SANTA BARBARA

ATTACHMENT 2

COUNCIL ORDINANCE COMMITTEE

AGENDA

DATE: October 29, 2002
TIME: 1:00 p.m.
PLACE: Council Chambers -
City Hall

Gregg Hart, Chair
Iya Falcone
Babatunde Folayemi

Office of the City
Administrator

Marcelo A. López
Assistant to the City Administrator

Office of the City
Attorney

Daniel J. Wallace
City Attorney

ITEM FOR CONSIDERATION

RE: RECREATIONAL VEHICLE PARKING

That the Ordinance Committee

- A. Review the package of proposed ordinances previously reviewed and endorsed by the Ordinance Committee concerning recreational vehicle parking; and
- B. Forward final recommendations to the City Council for introduction and subsequent adoption of the proposed ordinances.

OCT 29 2002 #19

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CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 29, 2002
TO: Ordinance Committee
FROM: City Administrator's Office
SUBJECT: RECREATIONAL VEHICLE PARKING
RECOMMENDATION: That the Ordinance Committee:

- A. Review the package of proposed ordinances previously reviewed and endorsed by the Ordinance Committee concerning recreational vehicle parking; and
- B. Forward final recommendations to the City Council for introduction and subsequent adoption of the proposed ordinances.

BACKGROUND:

On June 25, 2002 the City Council received a Report and Recommendations from the Task Force on Vehicle Dwelling (TFVD) and directed Staff to return to Council within 30 days with recommendations for implementation. On July 23 and 30, the Council reviewed and approved a proposed plan for implementation of these recommendations. In summary, the Council approved implementation plan included the following:

- Support private sector development of an RV park;
- Work with housing developers to construct Single Room Occupancy (SRO) projects and continue drafting new zoning standards to encourage development of this type of alternative housing;
- Develop a linkage program working with non-profits and social services agencies to support the placement of vehicle dwellers in legal parking areas, address employment and health care needs, and assist in their transition into permanent housing;
- Draft amendments to the Municipal Code to allow for temporary overnight parking on specific City properties and in certain commercial zones in addition to the current allowances for such use in parking lots owned by churches and non-profits; and
- Draft amendments to the Municipal Code to restrict parking of oversized vehicles in Waterfront parking lots and to limit parking of large vehicles on City streets including a prohibition on overnight parking. These new regulations would include a provision to delay enforcement for 90 days to allow time for vehicle dwellers to locate legal places to park.

REVIEWED BY: _____

Finance

 Attorney

Agenda Item No. 19

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The proposed implementation plan includes both short-term and long-term strategies working towards the goal of connecting people with needed social services and transitioning to safe and permanent housing. The strategies are intended to provide both a temporary legal alternative for some who cannot currently find or afford a traditional form of housing in the community, and to support the development of alternative housing developments such as an RV park and SROs. In addition, the plan includes strategies to adopt firmer parking regulations and enforcement tools aimed at reducing the negative impacts of vehicle dwelling currently encountered by many residents and businesses in the waterfront and downtown neighborhoods.

As directed by Council in July, the Ordinance Committee reviewed and considered the draft ordinances referenced above at meetings on August 20, August 27, September 24 and October 1. As part of the Ordinance Committee's action on October 1, Staff was directed to return and present a summary of the actions taken to date by the Ordinance Committee prior to referring the package to the City Council for consideration and action. Following is a summary description of each of these draft ordinances along with a recap of the Ordinance Committee's recommendations.

Waterfront Parking Lots

On August 20, the Ordinance Committee reviewed a proposed ordinance and two companion resolutions all related to parking regulations in Waterfront lots. Following a presentation by Waterfront Department Staff and taking public comment, the Ordinance Committee unanimously recommended to the City Council that the ordinance amendment and resolutions be adopted. Mayor Blum served on the Committee at this meeting, standing in for Council Member Hart.

Ordinance Amending Chapter 17.36

The proposed ordinance (Attachment 1) amending Municipal Code Chapter 17.36, if adopted, will limit the number of oversized vehicles (between 20 and 33 feet in length), including recreational vehicles, using Waterfront parking lots. Vehicles longer than 33 feet would be prohibited from entering or using Waterfront lots. Additionally, a limited number of spaces (23) for oversized vehicles would be distributed to five lots (Cabrillo West, Palm Park, Garden Street, Harbor West, and Leadbetter).

The proposed ordinance requires that vehicles only park within the striped area of a single space that is sized appropriately for the particular vehicle. The Waterfront Department uses a similar system in the boat launch ramp parking lot, where vehicles with trailers use specially designated stalls. The ordinance also prohibits placement of personal property such as tables, chairs, generators, etc., adjacent to a parked vehicle. It should be noted that two end-to-end parking stalls are required to make one oversized vehicle/RV-parking stall.

The main harbor parking lot will not be affected by the ordinance since vehicles in excess of 20 feet in length have been prohibited from using the main Harbor parking lot since November 1988.

Resolution Prohibiting Overnight Parking

Attachment 2 is one of two companion resolutions recommended by Waterfront Department Staff. If adopted, it will prohibit parking in the outer Waterfront lots (excluding the main Harbor lot) between the hours of 2 a.m. and 6 a.m. Special permits may be issued to owners of vehicles who require access to Waterfront facilities during this time period.

Resolution Amending Waterfront Parking Fees

The other companion resolution (Attachment 3) recommended by Staff will increase the parking fees in Waterfront lots for oversized vehicles and for vehicles displaying handicapped placards. If adopted by Council, the fee for parking in the oversized stalls would double the normal hourly or daily rate for the respective parking lot since two stalls are required to make one oversized stall.

Additionally, staff has become aware of an inconsistency between Downtown and Waterfront parking policy that should be addressed. Currently, the Waterfront Department does not charge parking fees to owners of vehicles displaying handicap placards. Staff recommends adding a parking fee for these vehicles to be consistent with the policy in City-managed parking lots downtown. For all lots except Stearns Wharf, Staff proposes a fee of \$2 for three hours of parking with a maximum daily charge of \$4 for vehicles displaying handicap placards. For Stearns Wharf, Staff recommends a minimum of \$1 and maximum of \$10 per day.

Long-term and Overnight Parking on City Streets

On August 27, the Ordinance Committee reviewed the proposed ordinance amending Municipal Code provisions that prohibit the long-term parking and overnight parking for certain vehicles on City Streets. After receiving a presentation from Public Works and Police Department Staff, the Committee voted 2 to 1 to recommend to the City Council that the ordinance amendments be adopted. Mayor Blum served on the committee at this meeting, standing in for Council Member Hart. Council Member Folayemi voted against the motion.

Proposed Ordinance Amendment

The proposed ordinance (Attachment 4) amends Municipal Code Sections 10.44.180 and 10.44.200. The proposed changes seek to standardize parking restrictions for all large vehicles (any vehicle over ¾ ton capacity) throughout the City. The amendment also provides for enforcement of these regulations with issuance of parking citations. Specific changes include:

- The elimination of Section 10.44.180, which currently applies only to overnight parking of large vehicles in residential areas;
- Amending Section 10.44.200 (a) to include a more comprehensive listing of large vehicles that would be restricted from long term (over 2 hours) parking on any (residential or otherwise) City street; and
- Amending Section 10.44.200 (b) to restrict overnight parking of large vehicles [same list as in (a)] between 2 a.m. and 6 a.m. Citywide.

The proposed changes to Chapter 10.44, if adopted, will apply to property owners, business owners, tourists and vehicle dwellers equally. Residents who own RV's will not be allowed to park their vehicles in front of their homes or their businesses for longer than two hours at a time and not at all between the hours of 2:00 a.m. and 6:00 a.m. Business owners will be restricted from storing large commercial vehicles on public streets, unless actively engaged in business near where the vehicle is parked. Touring RV owners will be restricted to two hour parking during the day on City streets and to spaces available for large vehicles in Waterfront parking lots.

The draft ordinance includes a provision to delay enforcement of the revised parking regulations for 90 days from the date the ordinance becomes effective. This will allow time for vehicle dwellers to secure legal, off-street parking or appropriate alternatives.

The City Attorney's Office will also be recommending to the City Council that the City's standard parking offense bail schedule be amended to establish a standard bail amount for violations of SBMC Section 15.16.080, which generally prohibits the use of an RV for habitation purposes while an RV is parked on a City street. This recommendation is in response to a recent decision by a Superior Court traffic commissioner that violations of Section 15.16.080 should be prosecuted as a civil parking offense rather than as a criminal infraction.

Overnight Parking in City Lots & M-1 Zone

The Ordinance Committee met on September 24, and October 1, 2002, to review the proposed ordinance to allow parking in commercial-industrial zones and on certain City properties. The discussion also addressed the linkage program and management contract with a non-profit organization.

Public comment was provided at the first meeting, and included statements of both support and opposition. Those in support stated that the City is to be commended for taking these steps to provide alternatives for people living/sleeping in vehicles, and some requested to be involved in further developing how the program will be managed. Several speakers were opposed to use of City parking lots and described the negative experiences of neighbors impacted by people living in vehicles on the streets.

At the October 1 meeting the Committee voted 2 to 1 to recommend to Council that the proposed ordinance, resolution and linkage program be adopted. Council Member Hart voted against the motion and stated that the City should not be supporting vehicle dwelling as a housing/shelter alternative and that it is deceptive to give the impression that it is "OK" to live in a car in this community.

Proposed Zoning Ordinance Amendment

On February 5, 2002, the Council adopted an amendment to SBMC Section 28.87.180 to allow for overnight parking in parking lots owned by churches and non-profit organizations. The proposed draft ordinance (Attachment 5) is a further amendment to that section to allow similar situations on specific City owned property and in certain industrial zones. The proposal initially presented by Staff included both the C-M Commercial Manufacturing Zone and the M-1 Light Industrial Zone as areas of the City where temporary overnight parking would be allowed. The provisions of the ordinance in terms of definition of the allowed vehicles; a 50 foot setback from residential property; availability of sanitary facilities; and no charging of rent were the same as that adopted for churches and non-

profits, however two changes were proposed. Only one vehicle instead of up to three per business site was recommended, and a new certifying process for finding a vehicle owner eligible to participate in the program was introduced to further define the program as one that serves as a transition opportunity for people who are connecting with social services and are in search of permanent housing.

The Ordinance Committee voted to recommend that Council adopt an ordinance that allowed such overnight temporary parking on private commercial properties in the M-1 Light Manufacturing Zone only. It was noted that this program should be simple and start slowly so that we can learn what works and where changes may be made if the Council extends the Ordinance after two years.

Proposed City Lots

Public Works Staff developed a list of potential sites to be considered for overnight parking. It is envisioned that in addition to an ordinance authorizing the use of these properties, Council would adopt a resolution with a set of standard operating procedures and requirements that would be applied on all sites and that in some instances site-specific parameters would be in place. An important element of the program as specified in the resolution would be the requirement that the day-to-day operations necessary to properly manage and enforce the standards would be the responsibility of a third party program administrator under contract to the City.

After considerable evaluation the Ordinance Committee recommended the following sites:

- The Depot Lot (subject to reconsideration based on hours of operation);
- End of Santa Barbara Street Lot and Visitor Center Lot at Garden Street/Cabrillo Boulevard;
- Two Commuter Lots at Carrillo/Castillo Streets and Cota/Santa Barbara Streets; and
- City Hall Lot and 630 Garden Street Lots adjacent to David Gebhard Public Meeting Room and employee lot across the street.

The general parameters that would apply to vehicle dwellers in City lots have been drafted to include the following:

- A screening process where participants are "certified" or found eligible for a parking permit based on a personal goal and efforts to connect with social services and transition into permanent housing of some form;
- Each participant would sign a form agreeing to abide by the rules;
- A large visible "permit" would be displayed in each vehicle and it would specify a specific site and parking space that is approved for overnight parking;
- Unless otherwise specified – RVs may enter lots at 11:00 p.m.;
- RV's must leave by 6:00 a.m.;

- No parking on "Special Events";
- RVs may not connect to any utilities;
- RVs must have self-sufficient sanitary facilities; and
- No campfires, exterior cooking facilities, or generators.
- Explain the management responsibility and authority to enforce rules.

Linkage Program/Management

The Task Force and City Staff recognize that management and success of the program are linked. Although much of the work is day-to-day operations and problem solving, the underlying goal is still to help people connect with needed social and health services and ultimately find a permanent housing solution.

The Ordinance Committee requested that the Resolution and agreement with the non-profit agency be further developed as the program progresses.

BUDGET/FINANCIAL INFORMATION:

A complete financial analysis of potential costs the City would bear to implement the ordinance and related programs, has not yet been finalized. Preliminary cost estimates associated with a contract with a non-profit entity to manage the program have been developed and indicate that approximately \$80,000 would be necessary for the first year. It is anticipated that scope and cost of this contract would be completed following action by the City Council on the package of ordinances described above.

It should be noted that the ordinance as approved by the Council for non-profits and church sites, as well as the proposed amendments for City properties and commercial zones, has a sunset clause of two years. Therefore, the financial analysis would only cover that time period and would need further evaluation if the ordinance were subsequently extended.

ATTACHMENTS:

1. Draft Ordinance Amending Municipal Code Chapter 17.36
2. Draft Resolution Closing Waterfront Parking Lots from 2:00 a.m. to 6 a.m.
3. Draft Resolution Amending Waterfront Parking Fees
4. Draft Ordinance Amending Municipal Code Chapter 10.44
5. Draft Ordinance Amending Municipal Code Section 28.87.180
6. Draft Resolution for Program Administration and Designation of City Lots

PREPARED BY: Don Olson, City Special Projects Manager

SUBMITTED BY: James L. Armstrong, City Administrator

APPROVED BY: City Administrator's Office

28.87.180 Recreational Vehicles, Mobilehomes and Modular Units.

A. RESIDENTIAL USE. No recreational vehicle shall be used or occupied for living or sleeping purposes unless it is located in a recreational vehicle park and complies with all provisions of any ordinance of the City of Santa Barbara regulating such park.

B. TEMPORARY OVERNIGHT USE OF RECREATIONAL VEHICLES. Notwithstanding subsection (A) above or any other provision of this Code, the overnight use of a paved parking area by the registered owner of a recreational vehicle (as defined in Section 18010 of the state Health & Safety Code) under the following expressly limited circumstances:

1. Church and Nonprofit Parking Lots. A church or other public benefit nonprofit corporation (which utilizes its real property for a permitted church or nonprofit institutional use) may allow the overnight use of an adjacent paved vehicular parking portion of their real property by the registered owner of a recreational vehicle as a transitional housing alternative under the following limited circumstances:

- a. Such overnight use does not conflict with express conditions imposed by the City on a previously issued conditional use permit for the church or non-profit institutional use.
- b. No more than five (5) recreational vehicles are on the church or institutional real property for overnight accommodation use at any one time.
- c. During the overnight use, each recreational vehicle is sited at a location not less than fifty (50) feet from any real property being used for residential purposes.
- d. Such recreational vehicles are properly and currently licensed for operation on the highway in accordance with the California Vehicle Code.
- e. The church or non-profit organization has sole and exclusive control of the parking area being used for this purpose.
- f. The church or non-profit organization makes adequate and sanitary bathroom facilities (as approved by the Santa Barbara County Health Officer) available to the occupants of the recreational vehicles.
- g. No rent is received by the church or non-profit organization for this overnight accommodation use, as the term "rent" is defined in SBMC Section 26.08.030(N).

2. City Parking Lots. The recreational vehicle being used is located within a City public parking lot as such lots (including the locations thereon) as may be designated by a resolution of the City Council under use conditions and permit restrictions which shall be expressly established in the City Council resolution. Such Council resolution shall also establish criteria for and a process to certify the continuing need for the occupants of a recreational vehicles to use the recreational vehicle as a transitional housing alternative pending an eventual transition to an acceptable and safe housing alternative.

C. COMMERCIAL USE. No recreational vehicle, mobilehome, or modular unit shall be used for office, retail or any other commercial purpose except in the following situations:

1. A recreational vehicle or mobilehome may be used as a sales office for a new or used recreational vehicle or mobilehome sales business if such recreational vehicle or mobilehome is on the same lot or parcel of land where the business is located and if, on such same lot or parcel of land, new or used recreational vehicles or mobilehomes, other than that used for a sales office, are normally kept for display to the public;

2. A recreational vehicle or mobilehome may be used as a sales office for a new or used auto sales business conducted on the same lot or parcel of land in areas other than a City designated landmark district;

3. A recreational vehicle or mobilehome may be used as a construction building or office at the site of a construction project for the duration of such project;

4. A mobilehome in a residential zone may be used for the conduct of a home occupation upon the same conditions and regulations as apply to single family residences in the zone;

5. A modular unit or mobilehome in a residential zone may be used for temporary office purposes in connection with the use of real property as a dedicated public park provided that the owner of the property or the operator of the park has received the required City approvals to

construct a permanent park office building and all of the following conditions exist:

- a. All required building permits are obtained.
- b. Each modular unit or mobilehome is located outside the construction zone.
- c. No required parking spaces are eliminated by the placement of the modular units or mobilehome.
- d. No retail sales are made from the modular units.

6. One or more modular units may be used during the term of a construction project by employees of an existing business which has been displaced due to the project, provided all of the following conditions exist:

- a. All required building permits are obtained.
- b. Each modular unit is located outside the construction zone.
- c. No required parking spaces are eliminated by the placement of the modular units.
- d. No retail sales are made from the modular units.

7. A mobilehome or modular unit may be used as an office for the initial sale, rental or leasing of lots and dwellings in a project on the site provided all of the following conditions exist:

- a. All required building permits are obtained.
- b. All necessary street improvements and off-street parking spaces are provided to the satisfaction of the Public Works Director and Community Development Director.
- c. The sales office is closed after a period of two years, unless the time period is extended by the Community Development Director.

8. A modular unit or mobilehome in a residential zone may be used for interim fire protection purposes in connection with the use of City Fire Station No. 7 (Sheffield/Stamwood Station) provided that such use complies with the requirements of Santa Barbara Municipal Code Section 28.15.040. (Ord. 5368, 2005; Ord. 5275, 2003; Ord. 5222, 2002; Ord. 4525, 1988; Ord. 4269, 1984; Ord. 3710, 1974; Ord. 3001, 1964.)



CITY OF SANTA BARBARA

ORDINANCE COMMITTEE AGENDA REPORT

AGENDA DATE November 14, 2006

TO: Ordinance Committee

FROM: Public Works, Transportation/City Attorney's Office

SUBJECT: Amendments To RV Parking Restrictions, Addition Of Nightwatch Person Exemption, And City Parking Lots For Inclusion In The Safe Parking Program

RECOMMENDATION: That the Ordinance Committee:

- A. Provide direction to City staff regarding the limited area applicability for the City's RV night-time parking restrictions;
- B. Review and forward for introduction and subsequent adoption, An Ordinance of the Council of the City of Santa Barbara Amending Section 10.44.200 with Respect to RV and Other Large Vehicle Parking and Chapter 28.87 of the Santa Barbara Municipal Code with Respect to the Use of Recreational Vehicles as Temporary Overnight Accommodations Upon Certain Designated Zones for Nightwatch Persons; and
- C. Review and provide input to City staff regarding a list of potential City public parking lots.


DISCUSSION:

On October 5, 2006, staff appeared before the Council Ordinance Committee for their consideration of possible revisions to the Santa Barbara Municipal Code relating to the overnight and long-term parking of RVs. Upon the conclusion of the Ordinance Committee hearing, the Committee directed staff to return to the Committee with a draft ordinance incorporating the Municipal Code revisions which the Committee indicated were appropriate.

A. RV Parking Restrictions:

Staff prepared draft amendments to the existing City RV restrictions, SBMC section 10.44.200. These amendments would revise the Municipal Code so that City RV night-time parking restrictions would only apply to a limited area of the City. For example, the

REVIEWED BY: _____ Finance

 Attorney

Agenda Item No. 1

ordinance could be limited to a defined waterfront area south of the freeway, or alternatively, south of the railroad tracks, and between Castillo Street and the east boundary of the City at the Bird Refuge and Coast Village Road. Staff previously suggested and remains committed to the suggestion that the restricted hours be expanded beyond the limited current 2 a.m. to 6 a.m. time frame. Consequently, the proposed ordinance amendment provides that the parking restrictions shall apply between midnight and 6 a.m. Once adopted, this limited area will be signed on a perimeter basis with adequate signage.

In addition, as also discussed at Ordinance Committee, the longstanding Municipal Code prohibition on the use of an RV for habitation purposes in the City Code, SBMC Sections 28.87.180 and 15.16.080, will remain in effect on a City-wide basis and will continue to be strictly enforced by City police.

B. Nightwatch Person

Staff has also prepared a draft amendment to SBMC section 28.87.180 which provides for a nightwatch person exemption in order to allow occupied RVs to be sited in the M-1 Zone (north of the US 101), and C-M Zone, east of Santa Barbara Street provided that the RVs are not parked within 50 feet of a residence. The proposed parameters of such a program would be similar to those of the existing church and nonprofit RV overnight parking program in that RV occupants may act as night-time (sunset to sunrise only) security personnel in exchange for permission from the owner to use the property for overnight RV parking. No compensation would be paid of the RV occupant, and the RV owner is not required to pay rent to the property owner. Ideally, New Beginnings or a successor non-profit entity could assist in the management of this program as it does currently with the existing church and nonprofit parking program. Such supervision would possibly allow this to become another method of transitioning a segment of the homeless population into permanent safe housing.

C. Additional City Parking Lots as part of the City Overnight RV Parking Program

Staff also suggested and the Ordinance Committee was supportive of expanding the number of parking spaces in the Safe Parking Program administered by New Beginnings as set forth in Resolution No. 05-072 and SBMC §28.87.180(B).

Staff initially proposed up to 8 possible parking lot locations: Carrillo Commuter Lot (increase the number of RVs allowed), Cota Commuter Lot, City Hall, 630 Garden Street/Gebhard Meeting Room, 1235 Chapala (Between Louise Lowry Davis Center and Teen Center or along the corridor that connects to Anapamu Street), Garden/Cabrillo Visitor Center ("Pony Ride") Lot, Overflow Lot at foot of Santa

Barbara/Mason, and the Railroad Depot Parking Lot. Since then, staff met and narrowed the potential sites to the following suggest lot locations:

- Carrillo Commuter Lot (increase the number of RVs allowed)
- Cota Commuter Lot

In addition, staff also proposes one additional parking lot that was not originally included in the list:

- RDA Lot (Quarantina St. and Cacique St.)

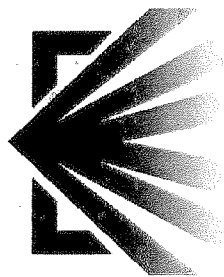
The City departmental staff that manage these various lots have been and are being consulted to identify the pros/cons of each location for this program and the operational conditions that would need to apply to each specific lot if it is to be made available for this use. Staff is in the process of working and consulting with the appropriate city boards and commissions.

ATTACHMENT: Draft RV Parking Ordinance

PREPARED BY: Michelle Montez, Assistant City Attorney

SUBMITTED BY: Stephen P. Wiley, City Attorney 

APPROVED BY: City Administrator's Office 



NEW BEGINNINGS COUNSELING CENTER

324 East Carrillo Street, Suite C
Santa Barbara, California 93101
(805) 963-7777

www.newbeginningscounselingcenter.org

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Executive Director

Raissa Veronique, MFT
Clinical Director

New Beginnings has been running a homeless outreach program for the past 4 years. One of its projects is the RV Safe Parking Project. The Center has recruited several non-profit, churches and government agencies to participate in the program as hosts of the homeless overnight. Each agency designates up to 5 parking spaces in the parking lots for homeless individuals to park safely and securely overnight. While the rules vary slightly at each site, homeless individuals are allowed to drive in at the end of the work day but must vacate the premises in the early morning hours.

Currently, the Center's case manager oversees 10 sites while accommodating 55 vehicles. (The County Administration lot has been allocated 10 spaces.) Each homeless person participating in the program must provide proof of ownership, current registration, current driver's license and insurance to become enrolled. Loans are provided to credit worthy individuals to fulfill these requirements. They are issued a permit which must be placed on their left side windshield. Permits are issued for specific time periods. The participants must also agree to 12 conditions for using the site including adhering to appropriate conduct, noise levels, no guests, no alcohol or drugs and no use of the facilities onsite.

The program has run smoothly the past three years. The participants are cooperative and appreciative of the opportunity to find a safe place to park. They also appreciate the case management services provided including a free loan program. A major goal of the program is to assist people in finding permanent housing.

During the past year through the Homeless Outreach Program 20 people have been helped to transition into housing. Another 15 have found jobs with our help. We appreciate your interest in helping us expand this very successful program.

EXHIBIT D

a non-profit community organization

PARKING RULES, RESTRICTIONS AND RESPONSIBILITIES ASSOCIATED WITH THE SAFE PARKING PROGRAM:

- 1) The use of alcohol and/or drugs will not be tolerated and will result in immediate removal from the assigned location.
- 2) Cooking outside the vehicle is absolutely not allowed.
- 3) All trash will be disposed of and the area will be kept tidy.
- 4) Loud music is not permitted.
- 5) Overnight stays will be limited to the hours assigned.
- 6) All pet waste will be disposed of properly away from site.
- 7) Under absolutely no conditions will the client(s) invite other vehicle dwellers to occupy the site or invite any visitors or any type of patrons into the parking lot.
- 8) If bathroom facilities are provided, showering or bathing is not permitted.
- 9) The owner of the parking lot cannot be held liable for damages caused by a third party to the parked vehicle or its occupants.
- 10) Absolutely no more than one vehicle allowed per family staying at the site.
- 11) Absolutely no use of the facility of services i.e., water, trash or any of the hoses at the site.
- 12) Please respect the privacy of the surrounding neighbors and their property. Children will be watched and kept safe at: **All Times No Exceptions!!!!**
- 13) Violence to others or property will result in immediate/ irrevocable dismissal.

I / We, Accept and agree to respect, acknowledge and adhere to the rules, policy, and procedure; guidelines and regulations that are stated above and will accept full responsibility of the consequences of the outcome if there is a violation to this contract.

(signature of client)

(date)

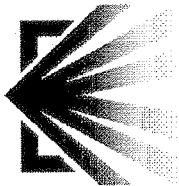
(signature of client)

(date)

Age 28 Sex M Additional member #'s 1 large dog
Total

(Firma de cliente/s)

(Fecha)



NEW BEGINNINGS
COUNSELING CENTER

(805) 963-7777x36 (Office)

(805) 637-6242 (Cell)

Case Manager Shaw Talley

423. CHAPALA ST. SANTA BARBARA CA 93101

(clients full name) Shaw Talley is authorized to
park at: (the name of the church, non profit org. or city/county lot)
CASTILLO / CARRILLO COMMUTER LOT

Commencing On: (date) 12/06/06

And Expiring On: (date) 01/15/07

Under the New Beginnings' Safe Parking Program in Santa Barbara.

Staff Signature / Case Manager

Shaw Talley / Date

IN CASE OF AN EMERGENCY PLEASE CALL
637-6242
CELL PHONE IS ON 24 HOURS A DAY

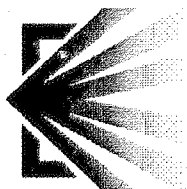
**** Please attach a copy of your current driver's license, vehicle registration and Insurance.**

New Beginnings Counseling Center

Homeless Outreach Coordinator

Shaw Talley

Case Manager for R.V. Project



NEW BEGINNINGS COUNSELING CENTER

324 East Carrillo Street, Suite C

Santa Barbara, California 93101

(805) 963-7777

Coordinator's cell phone # 637-6242

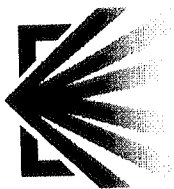
SAFE PARKING PROGRAM

ARE YOU SLEEPING IN YOUR VEHICLE?

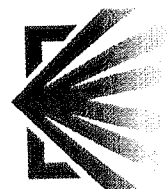
**There are legal, safe parking lots available
for you to park overnight.**

Contact Shaw Talley at: (805) 637-6242

**Or stop by the Salvation Army Hospitality House:
423 Chapala St.
Santa Barbara, CA 93101**



NEW BEGINNINGS COUNSELING CENTER



324 East Carrillo Street, Suite C
Santa Barbara, California 93101
(805) 963-7777
(805) 963-8135 (fax)
(805) 637-6242 Cell

SAFE PARKING PROGRAM OVERVIEW

Due to the alarming increase in vehicle dwellers in south Santa Barbara County, coupled with the crackdown on overnight parking enacted by the City of Santa Barbara, New Beginnings Counseling Center currently operates a program to provide safe overnight parking for individuals and families who are living in their vehicles. The program is a cooperative between New Beginnings, area churches, non-profits, the City of Santa Barbara and the County of Santa Barbara. Where the participating institutions provide parking places for vehicle dwellers and New Beginnings Counseling Center offers case management. The program currently includes ten dispersed locations in downtown Santa Barbara, Goleta, and Isla Vista. Each lot offers free nightly parking for three to five vehicles, depending on location. The purpose of the program is to provide the level of stability needed for vehicle dwellers to effectively make positive changes in their lives. In addition to parking, New Beginnings offers job development, housing assistance, referrals, moral support and case management to help them achieve this end.

HOW IT WORKS

Churches and non-profits interested in participating in the program sign an informal contract with New Beginnings and agree to a basic set of rules for the vehicle dwellers on their property. The participating institutions are currently free to augment or edit the rules as they see fit in accordance with County and/or City codes.

Clients seeking to participate in this program receive an intake assessment. Potential clients are screened via an in-depth interview designed to identify immediate crises and establish long-term goals. Typical issues include the following:

- ❖ Determine immediate crises, both personal and vehicle-related
- ❖ Verify identification or assist in obtaining identification
- ❖ Income verification if any – employment, government, food stamps, etc.
- ❖ Determine monthly expenses and bills
- ❖ Obtain pertinent info and ID regarding children and dependents
- ❖ Determine legal issues pending
- ❖ Determine medical issues/establish medical history
- ❖ Determine substance abuse issues

- ❖ Determine mental health issues
- ❖ Determine what other agencies, if any, are providing assistance
- ❖ Assess the vehicle being occupied
 - Insured?
 - Operational?
 - Registered?

After the intake, the level of appropriateness for the program is determined, a goal-oriented plan of action is established and the client is issued a permit and allowed to park overnight, at an assigned location. The client and case manager continue to work together on goals toward stability, weekly at first, and after short-term goals have been achieved, the case is reviewed bi-weekly and then monthly. There is currently no formal limit to the amount of time that a client may occupy a site. Some clients take advantage of the service for a short period of time; others occupy a parking space for up to a year or more, depending on the needs of the case. For clients who either do not qualify or are not willing to abide by the rules of the program, case management, referral and services are still available from New Beginnings.

In addition to the resources that New Beginnings provides, a network of community referral agencies is also employed for the benefit of clients. Below is a partial list of agencies that New Beginnings might refer to or cooperate with in assisting the vehicle dwelling population:

- ❖ City and County Housing authorities
- ❖ County Mental health
- ❖ Employment Development Dept
- ❖ CalWorks
- ❖ Centro Familia – daycare
- ❖ Community Action Commission
- ❖ Veteran's Administration
- ❖ Department of Social Services
- ❖ Project Recovery
- ❖ Legal Aid Foundation
- ❖ Committee for Social Justice
- ❖ Job Smart
- ❖ Department of Rehabilitation
- ❖ Community clinics – medical/dental
- ❖ Temporary employment agencies
- ❖ The Salvation Army
- ❖ The Rescue Mission
- ❖ Hospice
- ❖ The various sober living programs in the area
- ❖ St. Vincent's PATHS (housing for single-mothers)
- ❖ Casa Esperanza
- ❖ Transition House

OTHER SERVICES THE CLIENTS MAY ACCESS:

- ❖ Ongoing Case Management

- ❖ Housing Assistance
- ❖ Outside Agency Referrals
- ❖ Job Development
- ❖ Resume Preparation
- ❖ Job Coaching
- ❖ Problem Solving
- ❖ Counseling

PROGRAM OPERATIONS, RULES AND REGULATIONS:

Each client is required to attend case management meetings on a regular basis to determine how they are meeting their goals. In addition, Program Coordinator Shaw Talley, conducts weekly checks of the participating sites, to assess usage, and identify potential problems. Below is a list of rules and regulations that the client must agree to in order to be able to qualify for our services.

CONCLUSION

If you have any questions about this introductory packet, please call the Safe Parking Program Coordinator, Shaw Talley, at 637-6242.

To reach New Beginnings Counseling Center to speak with the director Dr. Gary Linker please call 963-7777.

Sincerely,

Shaw Talley
Safe Parking Program Coordinator